

**The Lakewood Township Committee held a Virtual Meeting on March 3, 2022, at 5:30 PM, with the following present:**

**Mayor..... Raymond Coles**  
**Deputy Mayor..... Menashe P. Miller**

**Committee Members..... Meir Lichtenstein**  
**Michael D’Elia**  
**Albert Akerman**

**Municipal Manager..... Patrick Donnelly**  
**Municipal Attorney..... Steve Secare, Esq.**  
**Municipal Clerk..... Lauren Kirkman**

**Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, and published on the Township’s website as well as in the Star Ledger on January 5, 2022. The public was invited to participate prior to the meeting by emailing [premeetingcomments@lakewoodnj.gov](mailto:premeetingcomments@lakewoodnj.gov). The public was invited to participate during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov) or by using Cisco’s Web-Ex by either phone (audio only) or computer (audio/visual). The Meeting ID#/Password was 2633-591-6372. This meeting as advertised was broadcast live and recorded through on Townhall Streams at <https://townhallstreams.com/>**

**ROLL CALL** –Present: Mayor Coles, Deputy Mayor Miller, Committeeman Lichtenstein, Committeeman D’Elia, and Committeeman Akerman.

Absent: None

Also present: Township Attorney: Steven Secare; Attorney: Harold Hensel, Township Manager: Patrick Donnelly, and Township Clerk: Lauren Kirkman.

Committeeman D’Elia was having technology trouble.

### **SALUTE TO THE FLAG AND PRAYER**

Mayor Coles opened the regular meeting at 5:30 p.m.

### **MOTION TO APPROVE MINUTES:**

#### **REGULAR MINUTES AND BOARD OF HEALTH OF FEBRUARY 17, 2022.**

Motion by Deputy Mayor Miller, seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Abstain: None

Absent: Committeeman D’Elia

Motion carried to approve minutes.

## **DISCUSSION:**

None

## **CONSENT AGENDA**

The items listed below are considered to be routine by the Township of Lakewood and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Mayor Coles asked for a motion to adopt the consent agenda Resolutions 2022-123 through 2022-142.

Motion by Committeeman Akerman  
Seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman D'Elia

Motion Carried to adopt consent agenda.

2022-123 Releasing The Maintenance Guarantee Posted By Times Square Homes, LLC. In Connection With Sd #1981 (New Central Avenue), Block 11, Lots 116.01 & 118.01

2022-124 Releasing The Maintenance Guarantee Posted By Cedarbridge Development, LLC (Formerly Erez Holdings, LLC) In Connection With SP #2080 (Blvd Of The Americas- Basin), Block 961.01, Lot 2.03

2022-125 Releasing A Performance Guarantee Posted By Lakewood Automotive Center, LLC, In Connection With ZB #3898 (James St), Block 385, Lot 6

2022-126 "Performance Guarantee Posted By Platinum Developers, LLC In Connection With SD #1631 (James St) Block 375 Lot 1, Block 377 Lots 26 & 26.01, And Block 378 Lot 1

2022-127 Authorizing Emergency Temporary Appropriations For The Period Between The Beginning Of The Current Fiscal Year And The Date Of The Adoption Of The 2022 Budget

2022-128 Authorizing A Person-To-Person Transfer Of Plenary Retail Distribution License #1514-44-005-011

- 2022-129 Awarding Professional Services Contracts Pursuant To N.J.S.A. 40a:11-5  
For Township Grant Writer For The US Treasury American Rescue Plan  
(ARP)
- 2022-130 Authorizing The Procurement Of Safety Equipment
- 2022-131 Procurement Of A Copier Machine Maintenance Service
- 2022-132 Award of Bid For Site Work And Utilities For The New Inspection Building
- 2022-133 Authorizing A Repair At The Township Public Works Fuel Station
- 2022-134 Authorizing The Tax Collector To Void, Cancel And Refund The Taxes Due  
And Paid On Block 189.15, Lot 35
- 2022-135 Authorizing The Tax Collector To Refund An Overpayment On Exempt  
Property
- 2022-136 Authorizing A Refund Of Taxes Paid In Error For Block 782.04 Lot 88
- 
- 2022-137 Referring A Proposed Amendment To The Cedarbridge Redevelopment  
Plan To The Lakewood Township Planning Board For Its Review
- 2022-138 Authorizing The Issuance Of An Amusement License To American Baseball  
Company, LLC (Knock Down The Cats)
- 2022-139 Authorizing The Issuance Of An Amusement License To American Baseball  
Company, LLC (Ring Toss Game)
- 2022-140 Authorizing The Issuance Of An Amusement License To American Baseball  
Company, LLC (Dart Game)
- 2022-141 Issuance Of An Amusement License To American Baseball Company, LLC  
(Goblet Toss)
- 2022-142 Issuance Of An Amusement License To American Baseball Company, LLC  
(Basketball)

## **ORDINANCES FOR FIRST READING-**

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-015.

**Ordinance 2022-015 An Ordinance of the Township Committee of the Township of Lakewood Approving an Amendment to the Cedarbridge Redevelopment Plan to Include Block 855.01 Lots 19 and 26.01 In the Non-Condemnation Area In Need of Redevelopment, Pursuant to the New Jersey Local Redevelopment, Pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40a:12a-1, Et. Seq.)**

Motion by Deputy Mayor Miller  
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman D'Elia

Motion Carried to introduce Ordinance 2022-015 with a public hearing on **April 7, 2022**.

Abstain: None

## **ORDINANCES FOR SECOND READING-**

Clerk Kirkman read the following Ordinance by title only:

**2022-007 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-10 (Stopping Or Standing- (Teaberry Court)**

Mayor Coles opened the public hearing on ordinance 2022-007.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-007.

Motion by Committeeman Akerman  
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman D'Elia

Motion Carried to adopt Ordinance 2022-007 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-008 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-10 (Stopping Or Standing- (Fourteenth Street)**

Mayor Coles opened the public hearing on ordinance 2022-008.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-008.

Motion by Committeeman Akerman

Seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman D'Elia

Motion Carried to adopt Ordinance 2022-008 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-009 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled "Traffic" Of The Revised**

**General Ordinances Of The Township Of Lakewood, Specifically Section 11-10 (Stopping Or Standing- (Towbin Avenue)**

Mayor Coles opened the public hearing on ordinance 2022-009.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-009.

Motion by Committeeman Akerman  
Seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman D'Elia

Motion Carried to adopt Ordinance 2022-009 after public hearing and second reading.

Committeeman D'Elia was able to rejoin the meeting at 5:39 p.m.

Clerk Kirkman read the following Ordinance by title only:

**2022-010 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 430, Lot 40 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, At Open Public Sale Pursuant To N.J.S.A. 40A:12-1 Et Seq. (Princewood Avenue)**

Mayor Coles opened the public hearing on ordinance 2022-010.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-010.

Motion by Deputy Mayor Miller  
Seconded by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2022-010 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-011 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter 11 Entitled "Administration" Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 2-76 (Fees For Miscellaneous Services And Copies Of Public Documents)**

Mayor Coles opened the public hearing on ordinance 2022-011.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-011.

Motion by Committeeman D'Elia

Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2022-011 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-012 Refunding Bond Ordinance Of The Township Of Lakewood, In The County Of Ocean, New Jersey, Providing For The Refunding Of All Or A Portion Of The Township's General Obligation Bonds, Series 2014, Appropriating An Amount Not Exceeding \$3,000,000 Therefor And Authorizing The Issuance Of Not To Exceed**

**\$3,000,000 General Improvement Refunding Bonds Of The Township Of Lakewood  
For Financing The Cost Thereof**

Mayor Coles opened the public hearing on ordinance 2022-012.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-012.

Motion by Committeeman Akerman  
Seconded by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Committeeman Lichtenstein,  
Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2022-012 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-013 An Ordinance Of The Township Of Lakewood, County Of Ocean, And State Of  
New Jersey, Authorizing The Granting Of A Conservation Restriction/Easement  
(Freshwater Wetlands, Riparian Zone And Critical Wildlife Habitat Mitigation Site  
Areas) To The New Jersey Department Of Environmental Protection Of Property  
Designated Herein As Portions Of Township-Owned Block 46.01 Lot 251.01, Lying  
Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant  
To N.J.S.A. 40A:12-13(B) (1) And N.J.S.A. 13:8b-3. (Crystal Lake Preserve Area)**

Mayor Coles opened the public hearing on ordinance 2022-013.

**From:** Simcha Steinberg

**Subject:** [External] Ordinance 2022-013 (DEP)

Hi Mayor and Committee,

I am wondering what this ordinance is all about, and why is it being done now.



The ordinance grants a conservation restriction/easement of 21 acres of the (Crystal Lake Preserve Area) to NJ DEP.

The ordinance says that this conservation is being granted in connection with a CAFRA and Freshwater Wetlands permit.

What's going on here? What project is this CAFRA and Freshwater Wetlands permit for?

Is this connected to the State Plan Endorsement and the Master Plan, or unrelated?

Thanks!

Simcha Steinberg  
368 Lanes Mill Road

Attorney Hensel noted this is for the Vine Street project. Mayor Coles explained that this was being done as a set aside for wetlands for the Vine Street project.

Seeing no further comment, Mayor Coles asked for a motion to adopt Ordinance 2022-013.

Motion by Committeeman D'Elia  
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Committeeman Lichtenstein,  
Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2022-013 after public hearing and second reading.

**CORRESPONDENCE-** None

**MOTION TO APPROVE BILL LIST:** Dated March 6, 2022.

Mayor Coles asked for a motion to approve the bills list of March 6, 2022.

Motion by Committeeman Akerman  
Second by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Committeeman Lichtenstein, Deputy Mayor Miller, and Mayor Coles

Nays: None

Abstain: None

Absent: None

Bill List of March 6, 2022 was approved.

## **PUBLIC COMMENTS**

**The public was invited to participate prior to the meeting by emailing [premeetingcomments@lakewoodnj.gov](mailto:premeetingcomments@lakewoodnj.gov). The public was invited to participate during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov) or by using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual).**

Mayor Coles opened the meeting to the public:

Seeing no live comments, Mayor Coles read the following comments received on line:

From: Shloimy Weiss

Subject: [External] Route 9 turning arrows

Good morning Mr. Mayor and Committee,

Thank you for all your hard work on behalf of everyone in town.

Back in August 2021, NJDOT sent the township a fee sharing agreement for installing left turning arrows along Route 9, north of the lake (4th Street, 6th Street, 9th Street). Basically, the state has agreed to install these left turning arrows, and they have sent the township a calculation of what they feel the township should chip in for the turning arrows.

Do you know if you have yet reviewed this fee sharing agreement? Have you approved it yet? I don't recall seeing any resolution about it.

Thanks!

Shloimy Weiss  
655 Princeton Avenue

Mayor Coles indicated the Township will be following up with the State of New Jersey again on this matter.

Mayor Coles indicated that he had spoken to Laurie Leads about a right of way. Mayor Coles indicated the right of way was not on Ms. Leads property.

**From:** Shmiel Feldman  
**Subject:** [External] Clifton Avenue parking garage

Hi Mayor and Committee,

I am wondering if you can tell me whatever happened with a proposed project.

Back in November 2018, the Township Committee (under Resolution 2018-234) declared Block 90, Lots 3 & 9 which is on Clifton Avenue to be an Area in Need of Redevelopment for the purpose of studying the lots to be built into a parking garage.

Subsequently, the Planning Board recommended that the township retain Cofone Consulting Group to look into building a parking garage.

I'm wondering if the township ever got a study from this firm, and what the status with this project is?

Thanks!

Shmiel Feldman  
Lodz Lane, Lakewood

Mayor Coles indicated this project was actually an office building with the back lot being a garage. Mayor Coles indicated the owner of the project has indicated the project is now being downsized.

**From:** Simcha Steinberg  
**Subject:** [External] Public comment

Hi Mayor Coles, Committee, and Manager,

The Committee is adopting resolutions allowing the Blue Claws team to install several game machines.

I understand that per their lease with the LIC, the Blue Claws team is already required to have liability insurance on the property, including on all "building games".

I am simply requesting that the township reiterate to the Blue Claws as part of the resolutions permitting these additional games, that Blue Claws needs to have proper "hold harmless" agreements assuring that the township will not be responsible in case of any harm caused by these games.

I seem to recall that the township was sued a few years ago due to an injury from one of these games and I am hoping that the township won't be responsible for any future lawsuits which may arise from injuries from one of these games.

Thanks!

Simcha Steinberg  
368 Lanes Mill Road  
Lakewood

Mayor Coles indicated and Attorney Secare confirmed the Blue Claws have the appropriate insurance.

**From:** Shaya Stern <shayastern23@gmail.com>  
**Sent:** Thursday, March 3, 2022 5:34 PM  
**To:** Twp. Committee Comments <Comments@lakewoodnj.gov>  
**Subject:** [External] Public portion comment - resolution

Hi there!

This is my first time sending a public portion comment to the Township, so I hope that I am doing this correctly.

Firstly, I really appreciate all the work you guys do behind the scenes!

In Resolution 7, 2022-0129, you are appointing a representative to administer and draft grants for the US Treasury American Rescue Plan (ARP) grant.

What exactly does this mean?

Are you appointing Mr. Oross to apply for new federal grants, or for him to choose how to spend the money the township has already received from the Fed's, or something else?

Thanks in advance!

Shaya Stern  
1001 Forest Avenue

Mayor Coles indicated that the grant writer would be applying for different grants which are reviewed by the business administrator.

**From:** Yitzy Klein  
**Subject:** [External] Public comment regarding first reading ordinance

Hi Mayor Coles,

I am wondering about a first reading ordinance which will be voted on today.

Ordinance 2022-015 will include an additional 2 lots into the designated Cedarbridge Redevelopment Area and it will make those lots entitled to all benefits of said designation.

These lots have already been approved by the Zoning Board for an office building. The lots are across Pine Street, not on the side of the original Cedarbridge Redevelopment Area.

Will the township gain anything by adding these lots into the Cedarbridge Redevelopment Area, or will only the developers gain by getting eligible for major tax breaks?

Thanks!

Yitzy Klein  
Pine Street resident

Mayor Coles said the whole theory is to build Class A office space with a PILOT to offset the start up but will provide tax dollars in the future.

**From:** Josh Flohr

**Subject:** [External] Public question township meeting 3/3/22

For public comment, agenda item (H)

My name is Yehoshua Flohr. I reside at 325 7th st, Lakewood

Question for committeeman D'Elia. As you are the liason to the zoning board, did you speak to the zoning board chairman about his disrespect and mistreatment of public commenters, and specifically the way he mistreated the public at the cell tower application hearing on Feb 7?

Mayor Coles indicated he had a conversation about the deportment of people. Committeeman Akerman indicated he did as well.

#### **COMMENTS FROM COMMITTEE MEMBERS –**

Committeeman D'Elia had no comments.

Committeeman Akerman had no comments.

Committeeman Lichtenstein had no comments.

Deputy Mayor Miller had no comments.

Mayor Coles wished everyone a Happy Purim and a joyous holiday.

**CLOSED SESSION:** Attorney Secare advised there was no need for executive session.

**ADJOURNMENT**

Motion by Committeeman Akerman, second by Mayor Coles, with all in favor to adjourn the meeting. Meeting adjourned at 5:54 PM.

---

Lauren Kirkman, RMC, CMR  
Township Clerk